

**Massachusetts Board of Registration Real Estate Appraisers  
Minutes of the Board Meeting held on April 18, 2019**

**Conference Room 1C, 1<sup>st</sup> Floor**

**Time: 10:40 a.m.**

**Location: 1000 Washington St., Boston, MA**

**Members Present:**

Michael Giannelli, *Certified Residential Appraiser Member, Board Chairperson*

Timothy McDonough, *State Licensed Appraiser/Municipal Assessor*

Thomas Kokoliadis, *Banking Member, Board Vice-Chairperson*

Brian White, *Public Member*

**Members Not Present:**

William McLaughlin, *Certified General Member*

Michael Kramer, *Public Member*

David Paez, *Licensed Real Estate Broker Member*

**Administrative Staff Present:**

Shawn T Murphy, *Executive Director*

Kristin Mitchell, *Program Coordinator*

Lynn Read, *Board Counsel*

**Public Present:**

Steve Sousa, *Executive Vice President of MBREA*

Darwin Worthessen

**Call to Order** – Michael Giannelli opened the meeting at 10:40 a.m.

**Vote on Minutes of February 21, 2019** – MOTION was made by Thomas Kokoliadis to approve the minutes as written. The motion was seconded by Timothy McDonough and unanimously adopted by the Board.

**Schedule Next Board Meeting Date**

Sub Committee Meeting Date: May 15, 2019.

Full Board Meeting Date: June 20, 2019.

The members present agreed to change Board meeting start time to 10:45 a.m.

**Executive Director's Report to the Board:**

Shawn Murphy let Board Members know that contractor Greg Johnson is now working 40 hours a month performing appraisal reviews.

**Evacuation Procedures:** Shawn Murphy reviewed the evacuation procedures.

**Accommodation Request for Discipline Classes:**

The Board discussed a licensee's request to meet a disciplinary requirement to take continuing education classes by taking them online rather than in person. MBREA stated they will offer courses as requested by the Board. A MOTION was made by Timothy McDonough to table the request and instruct the staff to inform the requestor that MBREA offers the 15-hour USPAP course online. The motion was seconded by Thomas Kokoliadis and unanimously adopted by the Board. *\*Board members please confirm\**

**Discussion**

**Regulatory Changes to 264 CMR 5.00:**

Lynn Read informed the Board that the Division had expressed some concerns about some parts of the proposed amendments to the regulations, but DPL is expected to approve them and forward them to the secretariat for further review. Steve Sousa of MBREA discussed that other states have standards similar to the Board's proposals.

**Board Chair opened meeting to the Public:**

- (a) Steve Sousa reported that the Appraisal Management Company legislation in the Massachusetts legislature is with the Senate Financial Services Committee.
- (b) Steve Sousa asked about Minutes on the website. Kristin Mitchell stated that she will look into where they are being posted.
- (c) Darwin Werthesen suggested that the Board raise the maximum number of hours permitted for experience in tax appeals for the Certified General Appraiser license.

**Complaints and Investigative Conference, Closed Session per M.G.L. c. 112, s. 65C:**

A MOTION to enter Closed Session at 11:06 AM under M.G.L. c. 112, s. 65C to consider open cases and conduct investigative conferences was made by Timothy McDonough. The motion was seconded by Thomas Kokoliadis and unanimously adopted by the Board.

After the Investigative Conference the following was reported by the Board:

<b>Docket</b>	<b>Complainant</b>	<b>Licensee</b>	<b>Board review</b>
2018-000743-IT-ENF	Board	James Curley	Tabled
2018-000763-IT-ENF	V. Leonardo	L. Jeznach	Sent to Prosecutions
2018-000810-IT-ENF	T. Patlazaan	M. Leavitt	Sent to Prosecutions
2018-000808-IT-ENF	M. Stanley	R. Kelter	Sent to Prosecutions
2018-000885-IT-ENF	T. Westerfield	L. Sherrell	Dismissed
2018-001003-IT-ENF	Board	J. Trombetti	Dismissed with Advisory
2018-000376-IT-ENF	Board	Borges	Dismissed
2018-000157-IT-ENF	Board	Veguilla	Dismissed
2018-001060-IT-ENF	M. Foster	M. Bruce	Sent to Prosecutions

2018-001061-IT-ENF	M. Foster	M. Bruce	Sent to Prosecutions
2018-001064-IT-ENF	M. Foster	M. Bruce	Sent to Prosecutions

A MOTION was made by Thomas Kokoliadis to affirm the above case decisions. The motion was seconded by Michael Giannelli and unanimously adopted by the Board.

A MOTION was made by Michael Giannelli to return to Open Session, seconded by Timothy McDonough and unanimously agreed to by the Board.

**License Application Report:**

A MOTION was made by Michael Giannelli to adopt the License Application Report as amended. The motion was seconded by Thomas Kokoliadis and unanimously adopted by the Board.

First Name	Last Name	TC	Last action taken	Recommendations
Jesse	Prato	CG	3 more reports received	Tabled
Randall	Law	CG	3 Reports Received	Tabled
Ian	Bilson	CG	3 Reports Received	Tabled
Kenneth	Strickland	LA	3 Reports Received	Board Approved
Jill	Keyes	CR	3 Reports Received	Board Approved

**Education Report:**

A MOTION was made by Michael Giannelli to adopt the Education Report as amended. The motion was seconded by Thomas Kokoliadis and unanimously adopted by the Board.

**Courses For Agenda**

Provider Name	Course Name	Hours	Type	ResFlag	Recommendations
McKissock, LP	Live Webinar: Focus on FHA Minimum Property Requirements	4	C	R	Board Review
MBREA	Breakfast with Experts: Appraisal Modernization	2	C	R	Board Review
The Columbia Institute	2019 Appraisal Summit Day 1	7	C	R	Board Review
The Columbia Institute	2019 Appraisal Summit Day 2	7	C	R	Board Review
Appraisal Institute	General Appraiser Site Valuation and Cost Approach	30	P	NR	Board Review

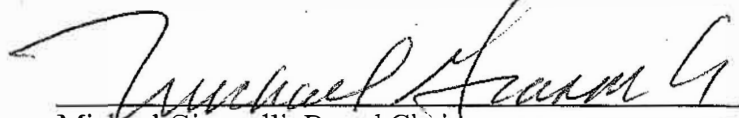
Appraisal Institute	General Appraiser Site Valuation and Cost Approach	28	C	NR	Board Review
MBREA	An Appraiser as an Expert Witness	7	C	NR	Board Review
ASFMRA	Introduction to Cannabis Operations and Valuation	8	S	E	Board Review
MBREA	Breakfast with the Experts: Zoning and Land Use Explained	4	C	NR	Board Review
The Columbia Institute	Appraisal Review of Residential Property No 843	7	C	E	Board Review
MA & RI Chapter of Appraisal Institute	Understanding the Impact of Casinos in MA Communities	2	C	NR	Board Review
Appraisal Institute	The Appraise and Expert Witness: Preparation and Testimony	15	C	E	Board Review
ASFMRA	Farmland Drainage Tile: Valuation and Usage	8	S	E	Board Review
ASFMRA	Practical Rural Appraisal: Work Problems Using the New Methodology	8	S	E	Board Review
Appraisal Institute	General Appraisal Report Writing and Case Studies	28	P	NR	Board Review
Appraisal Institute	Appraisal of Manufactured Homes Featuring Next-Generation Manufactured Homes	7.5	C	R	Board Review
Appraisal Institute	Business Practices and Ethics	6	C	E	Board Review
Appraisal Institute	General Appraiser Report Writing and Case Studies	28	C	NR	Board Review
Appraisal Institute	Online Basic Appraisals Principles	28	C	R	Board Review

Appraisal Institute	Online General Sales Comparison Approach	27	C	NR	Board Review
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Michael Giannelli made a MOTION to adjourn meeting at 11:30 a.m., seconded by Timothy McDonough and unanimously adopted by the Board.

**List of Documents Used:**

1. Agenda dated April 18, 2019
2. Draft Minutes of meeting held February 21, 2019



Michael Giannelli, Board Chairperson  
Board of Registration of Real Estate Appraisers